



Squirrel Creek Farm

*Preserving a Legacy.
Growing a Future.*

The Founding Vision

“The earth is the Lord’s, and everything in it.”



PSALM 24:1



*Some places are purchased.
Others are entrusted.*





The Place We Were Meant to Call Home

We weren't searching for acreage.

We were searching for a place that felt like home – not simply a piece of property, but a farm with history, purpose, and the promise of a future worth building.

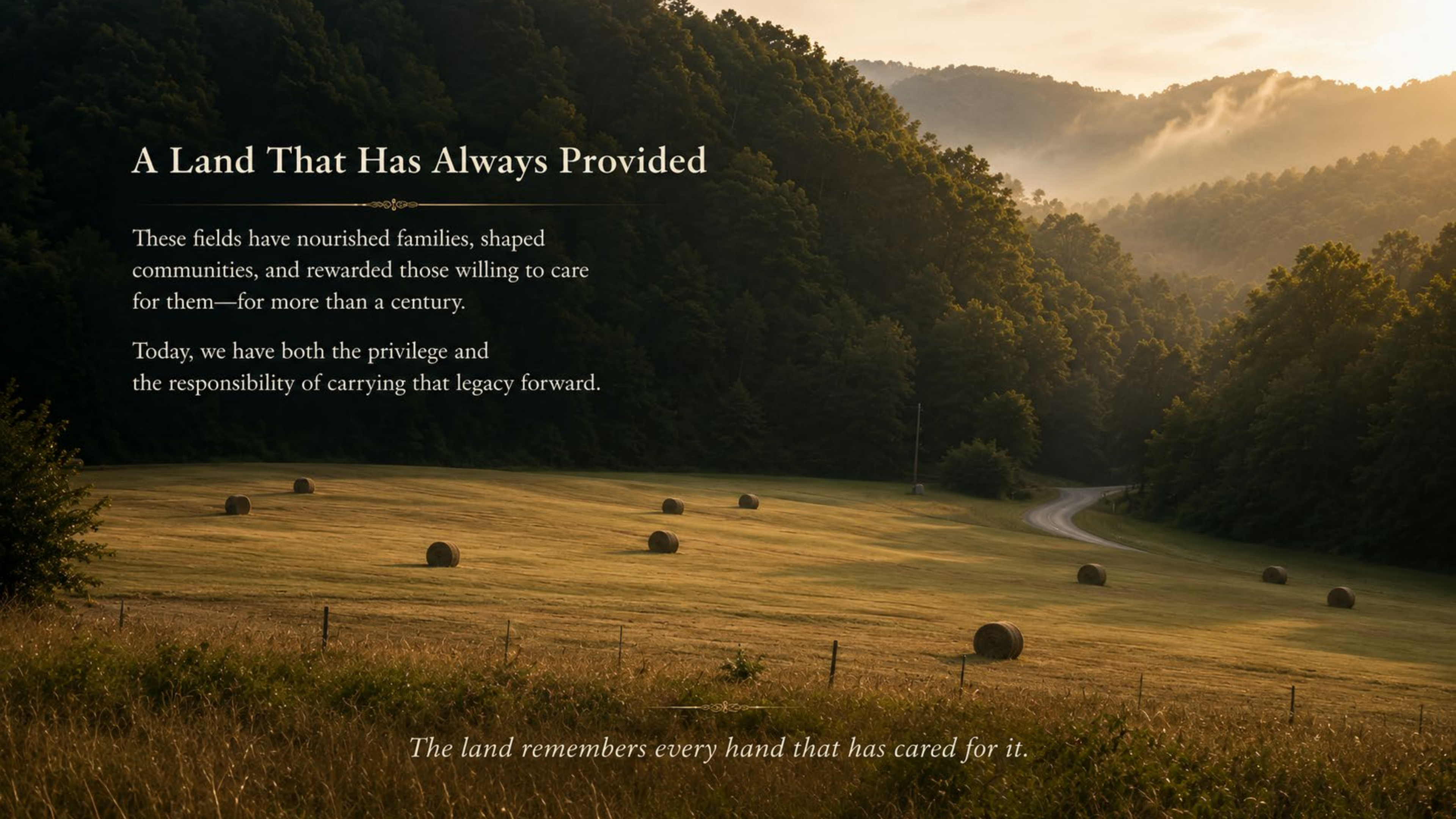
When we first walked the fields of what is now Squirrel Creek Farm, we knew we had found something special.

Nestled in the Blue Ridge Mountains along the Dan River, this farm has quietly served generations of hardworking families for over a century.

It is a place where the rhythms of nature still guide the seasons and where the values of faith, family, and stewardship continue to endure.

Our responsibility is not simply to preserve what has been entrusted to us, but to prepare it for those who will one day walk these same fields.

Glenn "Cowboy" Love & Candace Whitesell



A Land That Has Always Provided

These fields have nourished families, shaped communities, and rewarded those willing to care for them—for more than a century.

Today, we have both the privilege and the responsibility of carrying that legacy forward.

The land remembers every hand that has cared for it.



The Heart of the Farm

For more than eighty years, this farmhouse has quietly watched generations come and go. Built in 1944 by Leroy Pack, Sr., it has stood at the heart of this property through seasons of hard work, family gatherings, and everyday life.

Its walls have witnessed generations of family life, hard work, laughter, shared meals, and quiet evenings after long days in the fields.

Long before it became Squirrel Creek Farm, it was simply known as The Farmhouse—a place where family, faith, and the rhythms of country life unfolded for generations.

We are the next stewards to preserve its history while preparing the farm to serve the next century.

*The fields feed the family.
The farmhouse keeps the story.*

The Future We Are Building

Rooted in stewardship. Guided by purpose.

Squirrel Creek Farm is being thoughtfully developed as a working farm rooted in stewardship, education, and community.

Every field has a purpose.
Every acre has a responsibility.

We believe the best farms are not simply inherited—they are intentionally cared for.

Every decision begins with one question:

*Will we leave this land
better than we found it?*





The Promise of Morning

*Some places ask nothing of us except that we slow down long enough to truly see them.
At Squirrel Creek Farm, sunrise reminds us that caring for this land begins each morning.*

Every sunrise is another chance to leave this place better than we found it.

Stewardship in Action

A Diversified Farm Built for the Future



Squirrel Creek Farm is intended to be a diversified agricultural enterprise. Each operation complements the others, creating multiple revenue streams while remaining true to our commitment to regenerative stewardship.

Together, these enterprises are designed to strengthen the farm's long-term sustainability, reduce risk through diversification, and create meaningful opportunities for education, community, and responsible growth.



Regenerative Hay Production



Heritage Cattle



Commercial Cannabis Greenhouse



Squirrel Creek Farm Academy



Agritourism

Regenerative Hay Production

A Harvest That Sustains the Land

The first harvest from Squirrel Creek Farm begins beneath our feet.

Our hay operation is intentionally simple. Approximately **40 acres** are maintained in a healthy grass and clover mix using regenerative management practices that avoid unnecessary chemical inputs while improving soil fertility over time.

Hay provides dependable annual **cash flow** while supporting every other enterprise on the farm. **It feeds livestock, protects the soil, reduces erosion,** and creates open pasture that benefits wildlife and future agricultural production.

EXPECTED ANNUAL PERFORMANCE

METRIC	3 CUTTINGS	4 CUTTINGS
Gross Revenue	\$28,000 – \$38,000	\$36,000 – \$50,000
Estimated Net Profit	\$18,000 – \$27,000	\$24,000 – \$38,000

*A typical operating year is expected to produce between **\$18,000 and \$38,000** in net income from hay production alone.*

CURRENT OPERATIONS

-  **40 Acres** in hay production
-  **3 – 4 Cuttings** annually
-  **Small Round Bales** grass & clover mix
-  **Farm Gate Sales** buyer pickup in field
-  **Owner Operated** equipment

ESTIMATED NET INCOME BY YEAR 1

\$18,000 – \$38,000
per year

WHY HAY MATTERS



STEADY CASH FLOW

Provides dependable annual income independent of other farm enterprises.



REGENERATIVE STEWARDSHIP

Healthy hay fields improve soil structure, increase organic matter, and naturally suppress erosion.



SUPPORTS LIVESTOCK

Provides quality forage for future cattle operations while reducing purchased feed costs.



LOW CAPITAL RISK

Hay production utilizes proven agricultural practices with an established regional market.

PRODUCTION RANGE

SCENARIO	BALES PER YEAR	GROSS REVENUE	ESTIMATED NET PROFIT
Conservative	400 – 600	\$20,000 – \$36,000	\$11,000 – \$23,000
Expected	520 – 800	\$26,000 – \$52,000	\$16,000 – \$37,000
Exceptional	700 – 1,000+	\$35,000 – \$65,000	\$23,000 – \$47,000

Notes: Revenue based on \$50–\$65 per small round bale (good clover/grass mix, farm-gate with pickup). Costs include fuel, twine, fertilizer, repairs, and your time — kept reasonable because you handle tractor work and don't load. These are estimates for a typical year in Virginia and surrounding states.

*“Healthy soil grows healthy hay.
Healthy hay builds a healthy farm.”*

Heritage Cattle

Raising Quality. Restoring Balance.

Healthy land starts with healthy animals.

Our heritage cattle are a cornerstone of our regenerative model. Rotationally grazed on diverse pastures, they build soil health, recycle nutrients, and produce high-quality meat the right way — the way it was meant to be.

We focus on heritage breeds known for vigor, fertility, and natural adaptability. Our goal is to raise healthy cattle that thrive on pasture and provide exceptional value to our customers.

OPERATION OVERVIEW



40 ACRES
hay production



10 ACRES
cattle pasture



ROTATIONAL GRAZING
improves soil, forage, & animal well-being



DIRECT MARKETING
premium beef sold directly to our customers

FINANCIAL OVERVIEW

CATEGORY	ESTIMATED COST	NOTES
Breeding Stock (10 bred cows/pairs)	\$28,000 – \$38,000	\$2,800–\$3,800/head
Bull	\$3,500 – \$5,500	Quality beef bull
Fencing (10 acres)	\$6,000 – \$9,000	High-tensile electric
Water System	\$2,500 – \$4,000	Tanks, lines, frost-free
Handling Facility (chute, corral)	\$4,000 – \$7,000	Basic setup
Vet, Minerals, Supplies	\$3,000 – \$5,000	Initial herd health
Direct Marketing Setup (labels, trailer, cooler, website)	\$2,500 – \$5,000	For selling finished beef
Miscellaneous (insurance, fuel, etc.)	\$2,000 – \$3,500	—
TOTAL PHASE 1	\$51,500 – \$77,000	
Can be reduced with existing equipment		

WHY HERITAGE CATTLE?



REGENERATES LAND
Hoof action and manure build soil organic matter and improve fertility.



HUMANE & NATURAL
Cattle live as nature intended — on pasture, eating what they were designed to eat.



PREMIUM QUALITY
Heritage breeds produce tender, nutrient-dense beef with exceptional flavor.



SUSTAINABLE PROFIT
A regenerative system that benefits the land, animals, and our bottom line.

FINANCIAL HIGHLIGHTS

-  Steady, growing revenue stream
-  Low overhead with high returns
-  Resilient against market volatility
-  Strong demand for local, grass-fed beef

ESTIMATED NET INCOME BY YEAR 3+
\$180,000 – \$300,000+
per year

CASH FLOW PROJECTION (NO DEBT)

YEAR	EST. NET PROFIT (HAY + FINISHED DIRECT BEEF)	NOTES
Year 1	\$45,000 – \$80,000	Small herd, learning curve
Year 2	\$130,000 – \$220,000	Full 100 hay acres + larger herd
Year 3+	\$180,000 – \$300,000+	Mature operation

Commercial Cannabis Greenhouse

Cultivating Excellence. Growing Opportunity.

Building a Sustainable, High-Yield Future.

Our commercial cannabis greenhouse will be designed for efficiency, compliance, and consistent, premium-quality production. By combining advanced cultivation technology with sustainable practices, we aim to deliver exceptional yields while minimizing our environmental footprint.

This project represents a long-term investment in a high-demand market with strong profit potential and diverse product opportunities.

PROJECT OVERVIEW



40,000 SQ FT
State-of-the-art greenhouse facility



FULL-SPECTRUM CULTIVATION
Year-round growing capability



PREMIUM QUALITY
Focused on high-potency, clean, and consistent cannabis



MULTIPLE REVENUE STREAMS
Flower, concentrates, edibles, extracts, and more

PROJECTED STARTUP COSTS

CATEGORY	ESTIMATED COST	NOTES
Greenhouse Construction (40,000 sq ft)	\$1,200,000 – \$1,600,000	Includes structure, glazing, insulation, & systems
Environmental Control Systems	\$400,000 – \$600,000	HVAC, dehumidification, CO ₂ , automation
Lighting (LED)	\$300,000 – \$500,000	High-efficiency full-spectrum LEDs
Irrigation & Fertigation Systems	\$150,000 – \$250,000	Automated, recirculating drip systems
Processing & Extraction Equipment	\$250,000 – \$400,000	Extraction, drying, curing, packaging
Licensing, Compliance & Legal	\$75,000 – \$125,000	Permits, fees, legal, audits
Initial Operating Capital	\$200,000 – \$350,000	Labor, nutrients, packaging, marketing, & reserves
TOTAL STARTUP INVESTMENT		\$2,575,000 – \$3,825,000
Can be scaled based on design and equipment choices		

WHY THIS INVESTMENT?



STRONG MARKET GROWTH
Cannabis remains one of the fastest-growing agricultural industries.



HIGH-YIELD POTENTIAL
Advanced cultivation techniques maximize production and quality.



DIVERSIFIED PRODUCTS
From flower to extracts, multiple markets and customer bases.



SUSTAINABLE & RESPONSIBLE
Eco-conscious practices for a healthier planet and community.



FINANCIAL HIGHLIGHTS

-  High market demand with strong growth potential
-  Multiple revenue streams increase profit stability
-  Efficient systems reduce operating costs
-  Scalable operation for future expansion

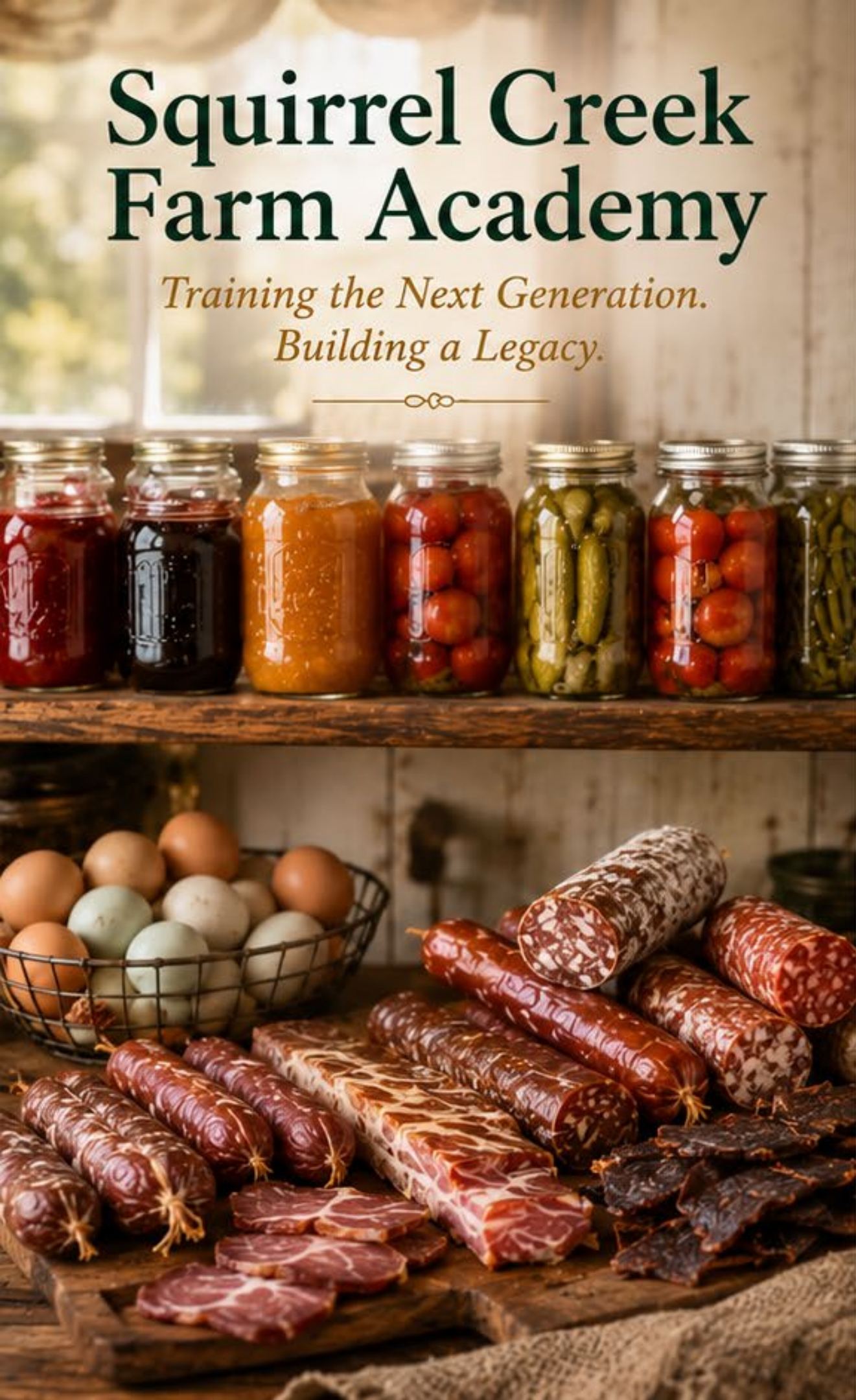
PROJECTED ANNUAL REVENUE (AT MATURITY)

\$3,000,000 – \$6,000,000+
Estimated Net Profit Margin
20% – 35%

PROJECTED TIMELINE

-  Planning & Design 0 – 3 Months
-  Permitting & Approvals 3 – 6 Months
-  Construction 6 – 12 Months
-  Setup & Planting 12 – 14 Months
-  First Harvest 14 – 16 Months

“We don’t just grow cannabis—
we cultivate quality, integrity,
and a better future.”



Squirrel Creek Farm Academy

Training the Next Generation.
Building a Legacy.

Education. Skills. Stewardship. The Future Starts Here.

Squirrel Creek Farm Academy is a hands-on learning program that teaches practical life skills, agricultural knowledge, and stewardship principles to children, youth, and adults.

Our mission is to equip the next generation with the skills, values, and confidence to build a better future for themselves, their communities, and the land.

ACADEMY FOCUS AREAS



AGRICULTURE
Hands-on training in regenerative farming, livestock, and soil health.



LIFE SKILLS
Practical skills for self-reliance, responsibility, and problem solving.



LEADERSHIP
Building character, teamwork, and leadership through real-world experience.



STEWARDSHIP
Caring for the land, animals, and resources for future generations.



COMMUNITY
Connecting families, mentors, and local partners to build a stronger future.

STARTUP COSTS (MINIMAL)

Marketing & website	\$1,500 – \$3,500
Insurance & permits (food handling, liability)	\$1,000 – \$2,000
Initial supplies (jars, labels, ingredients for demo)	\$800 – \$1,500
Misc (signage, cameras for recording)	\$500 – \$1,000

TOTAL STARTUP: \$3,800 – \$8,000

 You could be ready in 30–60 days!

REVENUE PROJECTIONS (CONSERVATIVE TO AGGRESSIVE)

CLASS TYPE	PRICE PER PERSON	STUDENTS/ CLASS	CLASSES/ YEAR	GROSS REVENUE
Half-Day Workshops	\$95 – \$135	8 – 12	18 – 25	\$18k – \$35k
Full-Day Intensives	\$195 – \$275	6 – 10	12 – 18	\$18k – \$38k
Weekend Homesteading Camps	\$395 – \$595	6 – 8	6 – 10	\$18k – \$35k
Online Courses / Replays	\$49 – \$99	50 – 150	4 – 8	\$8k – \$25k
TOTAL ANNUAL GROSS			\$65,000 – \$130,000+	

PROGRAM HIGHLIGHTS

-  Farm-based learning experiences
-  Youth & adult workshops
-  Seasonal camps & programs
-  Mentorship opportunities
-  Community events & service projects

INVESTING IN OUR FUTURE

Your support helps us build facilities, expand programs, and provide scholarships for families in need.

JOIN US IN BUILDING TOMORROW'S LEADERS

Together, we can grow a legacy that lasts for generations.

“When we teach our children to care for the land, we teach them to care for life.”



YOU CAN MAKE AN IMPACT
Donate • Volunteer • Partner • Enroll

Together, we're growing more than a farm—
we're growing a legacy.



SQUIRREL CREEK FARM

COMBINED FARM-WIDE YEARLY PROJECTION

Building a Legacy. Sustaining the Land. Creating Generational Impact.

REVENUE STREAM	THIS YEAR (YEAR 1)	NEXT YEAR (YEAR 2)	YEAR 3+ (MATURE)	NOTES
 Hay (mostly internal)	\$18k – \$30k (savings)	\$45k – \$72k (savings)	\$55k – \$85k (savings)	Feed for cattle
 Cattle (finished beef, direct)	\$28k – \$50k	\$115k – \$190k	\$160k – \$250k	10–15 head → 55–65 head
 Cannabis (½ acre greenhouse)	\$0 – \$50k	\$250k – \$450k	\$350k – \$550k	First harvest in Year 2
 Agritourism (glamping + tours)	\$15k – \$35k	\$60k – \$110k	\$90k – \$160k	3 cabins + experiences
 Academy (stand-alone)	\$25k – \$45k	\$55k – \$95k	\$70k – \$110k	Your favorite part
 TOTAL GROSS VALUE	\$86k – \$210k	\$525k – \$917k	\$725k – \$1.155M	—
 TOTAL OPERATING COSTS	\$45k – \$75k	\$160k – \$240k	\$210k – \$320k	All farm expenses
 NET PROFIT	\$41k – \$135k	\$365k – \$677k	\$515k – \$835k	After all costs

SUMMARY TAKEAWAYS



YEAR 1

Modest but positive
cash flow while you build.
(\$40k – \$135k net)



YEAR 2

Big jump once cannabis
comes online and
agritourism scales.



YEAR 3+

Very strong income
potential —
\$500k – \$800k+ net
per year is achievable.

This projection assumes good execution
and normal market conditions in Virginia.

The Academy and agritourism provide
nice, steady cash flow that helps during
the ramp-up of cattle and cannabis.



SQUIRREL CREEK FARM

INVESTOR SUMMARY

A Diversified Farm. A Powerful Vision. Generational Impact.

FARM VISION



We are developing a diversified, high-margin farm and agritourism business in Ararat, Virginia. Operations will include cattle finishing (direct-to-consumer beef), hay production, a 1/2-acre soil-based cannabis greenhouse, glamping cabins, farm experiences, and our popular Squirrel Creek Farm Academy teaching homesteading skills.

LAND PLAN



Now: Purchase 52 acres under contract for \$500,000

Year 2: Purchase additional 92 acres for \$350,000

TOTAL LAND: 144 ACRES



CATTLE & BEEF
Direct-to-consumer.
Premium quality.



HAY PRODUCTION
Sustainable.
Supports the herd.



CANNABIS GREENHOUSE
1/2-acre soil-based.
High-margin.



GLAMPING & TOURS
Stay. Experience. Connect.



FARM ACADEMY
Teaching skills. Building the next generation.

PROJECTED FINANCIALS (NO LAND DEBT – INVESTORS PURCHASE LAND)

YEAR	TOTAL GROSS REVENUE	TOTAL NET PROFIT
Year 1	\$86k – \$210k	\$41k – \$135k
Year 2	\$525k – \$917k	\$365k – \$677k
Year 3+	\$725k – \$1.155M	\$515k – \$835k

INVESTMENT ASK: \$2.4M – \$2.6M (PHASED OVER 3 YEARS)

TRANCHE	AMOUNT	TIMING	PURPOSE
Tranche 1	\$1.3M – \$1.5M	Now	\$500k (52 acres) + cannabis greenhouse start + initial cattle & agritourism
Tranche 2	\$900k – \$1.0M	Year 2	\$350k (92 acres) + greenhouse completion + herd & glamping expansion
Tranche 3	\$100k – \$150k	Year 3	Working capital buffer

WHY THIS OPPORTUNITY STANDS OUT



Multiple synergistic revenue streams reduce risk



Existing infrastructure (classroom, 3 glamping cabins, equipment) lowers startup costs



Passionate operators with proven experience in farming and education



Strong projected cash flow and asset appreciation



A long-term vision.
A diversified model.
A legacy that lasts.

INVESTOR RETURN STRUCTURE (PROPOSED)



Equity stake: 35–40% of the entire farm business



Preferred annual return: 8–10% until capital is returned



Profit split after preferred return: 60/40 (you / investors)



Buyout option after Year 5 at 4–6x original investment



Rooted in purpose.
Growing for generations.

Our Promise

We believe a farm should leave the land healthier than it found it.

We believe history deserves to be preserved, not replaced.

We believe profitability and stewardship can grow together.

We believe enduring communities are built around shared purpose.

Above all, we believe this farm belongs to the generations who will follow us.

We are simply its next stewards.

Psalm 24:1





The Invitation

*Some places cannot be understood
from photographs or financial statements.
They must be experienced.*

Walk these fields.

Stand beside the Dan River.

Listen to the wind move through the hay.

Watch the sun rise over the Blue Ridge Mountains.

Sit on the porch and imagine what this farm can become.

If, after experiencing this place, you believe in its future as
deeply as we do, we would be honored to welcome you as
one of the founding partners in Squirrel Creek Farm.

This is more than an investment.

It is an opportunity to preserve a remarkable piece of
Virginia while helping write the next chapter of its story.

We hope to see you by the river.

Private Farm Tours by Appointment

SQUIRREL CREEK FARM

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